

**SEC. 10-1.1600 INDUSTRIAL DISTRICT (I)**

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**SEC. 10-1.1605 PURPOSE.**

The purpose of the Industrial (I) District is to provide for and encourage the development of industrial uses in areas suitable for same, and to promote a desirable and attractive working environment with a minimum of detriment to surrounding properties.

**SEC. 10-1.1610 SUBDISTRICTS.**

None.

**SEC. 10-1.1615 USES PERMITTED.**

- a. **Primary Uses.** The following uses, or uses determined to be similar by the Planning Director, are permitted in the I District as primary uses, when not adjacent to a residentially zoned property or properties, when not specified as an administrative or conditional use and when the use is conducted completely within an enclosed building(s) provided that minor open storage may be permitted as an ancillary use.
  - (1) **Industrial Uses.**
    - (a) Manufacturing.
    - (b) Newspaper printing facility.
    - (c) Publishing facility.
    - (d) Research and development facility.
    - (e) Research laboratory.
    - (f) Warehouse.
    - (g) Wholesale establishment.
    - (h) Hazardous materials use and storage subject to the following limitations:
      - (i) Production, storage, and/or handling, utilizing Group B hazardous materials less than 5,000 pounds of solids, 550 gallons of liquids, or 2,000 cubic feet of gases at standard temperatures and pressures.
      - (ii) Production, storage, and/or handling, utilizing Group C hazardous materials

less than 50,000 pounds of solids, 5,500 gallons of liquids, or 20,000 cubic feet of gases at standard temperatures and pressures.

(2) Administrative and Professional Offices/Services.

- (a) Architectural, drafting and engineering offices.
- (b) Banks and financial institutions.
- (c) Interior design studio.
- (d) Manufacturer's representative office.
- (e) Medical/dental laboratory.
- (f) Office.

(Offices may constitute no more than 50 percent of the area of a building except when located in a building within a planned industrial park of 25 acres or more in area, as defined on the map on file in the Planning Division.)

(3) Automobile Related Uses.

- (a) Automobile parts store.
- (b) Automobile repair
- (c) Parking lot.

(Major and minor.)

(Requires Site Plan Review.)

(4) Personal Services.

Barber or beauty shop.

(Within an industrial complex where the cumulative floor area of all retail uses therein does not constitute more than 10 percent of the floor area of the industrial complex.)

(5) Residential Uses.

None.

(6) Retail Commercial Uses.

- (a) Building materials.
- (b) Industrial equipment and vehicles.
- (c) Office supplies/equipment sales.

(Where the cumulative area of the retail/commercial use does not constitute more than 10 percent of the first floor area of the industrial complex. May include computer sales.)

- (d) Retail sales within a hotel or motel.
- (e) Retail sales.

(Sale at retail of goods and merchandise produced, manufactured, or distributed on-site, where the cumulative floor area of the retail activity does not exceed 10 percent of the first floor area of the industrial building. Sale is of new commodities only, not used

goods. Includes weekend sales of new commodities year-round.)

(7) Service Commercial Uses.

- (a) Reverse vending machines(s). (When located within a convenience zone.)
- (b) Copying or reproduction facility.
- (c) Mailing or facsimile service.

(8) Other Uses.

- (a) Ambulance service.
- (b) Broadcasting studio. (Radio and television.)
- (c) Christmas tree or pumpkin patch lot. (See General Regulations Section 10-1.2735d. for standards)
- (d) Public agency facilities.

b. Secondary Uses. The following uses are permitted as secondary or subordinate uses to the uses permitted in the I District:

- (1) Accessory buildings and uses. (See Sec. 10-1.1645)
- (2) Food vendor. (Requires Food Vendor Permit, see Section 10- 1.1645j.)
- (3) Living quarters for security employees Not exceeding 1,200 square feet in floor area.
- (4) Minor open storage. (See Section 10-1.1645n.)

**SEC. 10-1.1620 CONDITIONALLY PERMITTED USES.**

a. Administrative Uses. The following uses, or uses determined to be similar by the Planning Director, are permitted in the I District subject to approval of an administrative use permit:

(1) Industrial Uses.

- (a) Any Industrial use(s) located on a parcel(s) which abuts an, R, A MH, OS or residential PD zoning district.
- (b) Brewery or liquor distillery, including grain elevators.
- (c) Contractors storage yard.
- (d) Industrial equipment sales or rental.
- (e) Perfume or vinegar manufacture.
- (f) Railroad yard.
- (g) Recycling collection area.
- (h) Sandblasting activities.
- (i) Truck terminal.
- (j) Truck rental.
- (k) Truck storage yard.

- (l) Vehicle dismantling facility. (Indoors only)
- (m) Wind energy conversion system.
- (n) Hazardous materials use and storage subject to the following limitations:
  - (i) Production, storage, and/or handling, utilizing Group B hazardous materials which exceed the following thresholds: 5,000 pounds of solids, 550 gallons of liquids, or 2,000 cubic feet of gases at standard temperatures and pressures.
  - (ii) Production, storage, and/or handling, utilizing Group C hazardous materials which exceed the following thresholds: 50,000 pounds of solids, 5,500 gallons of liquids, or 20,000 cubic feet of gases at standard temperatures and pressures.
- (2) Administrative and Professional Offices/Services.  
None.
- (3) Automobile Related Uses.
  - (a) Automobile rental.
  - (b) Automobile service station. (See Section 10-1.1645 for special requirements)
  - (c) Automobile storage facility. (See definitions)
  - (d) Automobile towing yard.
  - (e) Car wash. (See Section 10-1.1645 for special requirements)
  - (f) Drive-in establishments. (See Section 10-1.1645 for special requirements)
- (4) Personal Services.
  - (a) Barber or beauty shop.
  - (b) Tailor/seamstress shop.
- (5) Residential Uses.  
None.
- (6) Retail Commercial Uses.
  - (a) Carpet store/showroom. (Combination of wholesale and retail)
  - (b) Convenience market. (Only if located within a service station)
  - (c) Drapery store/showroom. (Combination of wholesale and retail)
  - (d) Furniture store/showroom. (Combination of wholesale and retail)
  - (e) Restaurant/delicatessen.
- (7) Service Commercial Uses.  
Hotel or motel.
- (8) Other Uses.
  - (a) Animal hospital.
  - (b) Carnival.
  - (c) Commercial amusement facility. (Special consideration given to location and land use compatibility)

- (d) Cultural facility.
- (e) Industrial/vocational trade schools      For individuals above the 12<sup>th</sup> grade
- (f) Health club.      (Special consideration given to location and land use compatibility)
- (g) Kennel.
- (h) Recreational facility for adults.      (Special consideration given to location and land use compatibility)
- (i) Temporary use.

b. **Conditional Uses.** The following uses, or uses determined to be similar by the Planning Director, are permitted in the I District subject to approval of a conditional use permit:

(1) **Industrial Uses.**

- (a) Hazardous materials use and storage subject to the following limitations: Production, storage, handling, or similar activities utilizing any amount of hazardous materials classified as Group A hazardous materials by the Fire Chief or his or her designee.
- (b) Major outdoor storage.
- (c) Recreational vehicle storage yard.
- (d) Public storage facilities.

(2) **Administrative and Professional Offices/Services.**

None.

(3) **Automobile Related Uses.**

None.

(4) **Personal Services.**

None.

(5) **Residential Uses.**

None.

(6) **Retail Commercial Uses.**

- (a) Bar, cocktail lounge.      (See General Regulations Section 10-1.2735b. for regulations of alcohol)
- (b) Sale of retail goods with a regional or sub-regional marketing base, including but not limited to discount retail or warehouse retail, on a minimum 4-acre parcel which is visible from Interstate 880 or State Highway 92.
- (c) Nursery (plants), on a minimum 2-acre parcel located on an arterial street.

(7) **Service Commercial Uses.**

None.

(8) **Other Uses.**

- (a) Public storage facility.      (See definitions)
- (b) Recreational vehicle storage facility.      (See definitions)

(c) Taxi company.

(See definitions)

**SEC. 10-1.1625 LOT REQUIREMENTS.**

- a. Minimum Lot Size: 10,000 square feet.
- b. Minimum Lot Frontage: 35 feet.
- c. Minimum Average Lot Width: 70 feet.
- d. Maximum Lot Coverage:
  - (1) Industrial building: No limit.
  - (2) Office building: 40 percent.
  - (3) Commercial uses: 90 percent.
- e. Special Lot Requirements and Exceptions: See General Regulations Section 10-1.2720.

**SEC. 10-1.1630 YARD REQUIREMENTS.**

- a. Minimum Front Yard:
  - (1) Standard Street: 10 feet. (20 feet where abutting an A, OS, R, MH, C, or residential PD zoning district.)
  - (2) Corridor Street: 20 feet.  
(For parcels fronting on Industrial Boulevard, Industrial Parkway, Industrial Parkway SW, Clawiter Road, and West Winton Avenue.
- b. Minimum Side Yard: None.
- c. Minimum Side Street Yard: 10 feet.
- d. Minimum Rear Yard: None.
- e. Special Side and Rear Yard Provision:
  - (1) 20 feet where abutting an A, OS, R, MH, C, or residential PD zoning district.
  - (2) Greater setbacks where required by the Uniform Building Code as adopted by the City.
- f. Special Yard Requirements and Exceptions: See General Regulations Section 10-1.2725.

**SEC. 10-1.1635 HEIGHT LIMIT.**

## a. Maximum Building Height:

- |                          |           |
|--------------------------|-----------|
| (1) Industrial building: | No Limit. |
| (2) Office building:     | 40 feet.  |
| (3) Commercial uses:     | 40 feet.  |

## b. Maximum Height for Fences/hedges/walls:

- |                                 |  |
|---------------------------------|--|
| (1) Front and Side Street Yard: | 4 feet.  |
| (2) Side and Rear Yard:         | No Limit.<br>(Also see Section 10-1.1645i. for additional standards) |

## c. Special Height Requirements and Exceptions: See General Regulations Section 10-1.2730.

**SEC. 10-1.1640 SITE PLAN REVIEW REQUIRED.**

Site Plan Review approval is required before issuance of any building, grading, or construction permit within this district only if the Planning Director determines that a project is incompatible with City policies, standards and guidelines. Site Plan Review approval may also be required for fences (i.e., such as anodized gray chain link fences along corridor streets) in certain circumstances.

**SEC. 10-1.1645 MINIMUM DESIGN AND PERFORMANCE STANDARDS.**

This section establishes design and performance standards that shall apply to the construction of industrial and commercial buildings and uses in the I District.

**Commercial Buildings and Uses.**

For commercial buildings and uses, including drive-in establishments and service stations, refer to the Minimum Design and Performance Standards contained in the CG District.

**Industrial Buildings and Uses.**

For industrial buildings and uses refer to the following specific criteria and standards.

a. **Accessory Buildings, Detached.**

Detached accessory buildings shall meet the following criteria:

- (1) Shall not exceed one story.

- (2) Shall not be located in a required front yard or side street yard.
  - (3) Shall be setback a minimum of 20 feet from a property line where abutting an A, OS, R, MH, C, or residential PD zoning district.
  - (4) Shall not be located in front of a primary building, unless no other practical alternative exists.
  - (5) Shall be setback a minimum of 10 feet from a primary building and any other accessory building. Greater setbacks may be necessary where required by the Uniform Building Code as adopted by the City.
- b. **Additions and Accessory Structures Attached to Primary Building.**  
Additions and accessory structures attached to the primary building shall meet all the development standards required of the primary building.
- c. **Adult Entertainment Activity.**  
Refer to General Regulations Section 10-1.2735a. for Adult Entertainment Activity Regulations.
- d. **Alcoholic Beverage Outlets.**  
Refer to General Regulations Section 10-1.2735b. for Alcoholic Beverage Outlet Regulations.
- e. **Antennas and Satellite Dishes and Telecommunications Devices.**  
Refer to Chapter 10, Article 13 of the Hayward Municipal Code, the Antenna and Telecommunications Facilities Ordinance, for regulations of antennas, satellite dishes and telecommunications devices.
- f. **Architectural Design Principles.**  
Refer to the City of Hayward Design Guidelines and Neighborhood Plans where applicable.
- (1) Incorporate design elements that are harmonious and in proportion to one another.
  - (2) Incorporate an attractive mixture of color and materials. Examples of some options include a variety of textures, use of interesting patterns, provision for interesting shadows, offsets, decorative siding, and attractive accent materials. Select building materials and colors that are harmonious with the site and surrounding uses, buildings and area. Base colors shall be low reflective, subtle, neutral, including soft white, off-white or earthtone. Building trim may feature brighter accent colors.
  - (3) Articulate entries and windows along all street frontages.
  - (4) Create shadow relief with recesses, columns, score lines, trellises, windows, or other features on blank walls when they are visible from adjacent streets.



- (5) Building facades in excess of 100 feet long and/or greater than 20 feet in height shall be setback a minimum of 20 feet from the front property line and must incorporate recesses and projections, which may include windows, and trellises.
- (6) New buildings shall use roof parapet walls to screen rooftop mechanical equipment. Existing buildings shall use screen walls that are consistent with the design of the building to conceal new rooftop mechanical equipment.
- (7) Any metal clad building which is visible from a street or residential district shall adhere to the above design criteria. Unpainted (gray galvanized) metal surfaces shall not be used on primary structures.
- (8) Truck loading areas shall not face the street, unless no practical alternative exists.
- (9) Industrial facilities, whose building design is utilitarian by necessity, shall be screened with landscaping.

g. **Architectural Projections into Yards.**

Architectural features such as bay windows, cornices and eaves may extend 2 feet into any required yard.

h. **Decks and Ramps.**

- (1) Decks and ramps 12 inches or less in height may be located in any yard.
- (2) Decks and ramps between 12 to 30 inches in height may be located in any rear or side yard but no closer than three feet to the rear or side property line.
- (3) Decks 30 inches or more in height shall conform to the minimum yard setback requirements of the primary building.
- (4) Landscape screening shall be provided along the sides of the ramp.

i. **Fences, Hedges, Walls.**

- (1) Fences, hedges and walls shall not exceed a height of 4 feet in a required front yard, or side street yard.
- (2) A masonry wall not less than 8 feet in height shall be required where an industrial district abuts any A, C, FP, MH, OS, R, or residential PD District (except adjacent to a required front or side street yard or abutting a street right-of-way). The masonry wall shall be constructed and maintained along the interior lot lines of such district abutted.
- (3) For fences limited to a maximum of 4 feet in height, the height limit shall not be exceeded at grade measured on either side of the fence. For fences and walls required to be a minimum height (e.g., at least 6 feet high or greater), the height shall be the minimum height when measured on both sides of the fence or wall. Barb or razor wire

or similar security fencing shall not be located less than 6 feet above ground along a common property line of a residential property. Such fencing shall not exceed 3 feet in height and where used shall be angled toward the industrial use.

- (4) Where a lot is situated at the intersection of two or more streets, fences, hedges and walls shall not be erected, placed, planted, or allowed to grow in such a manner as to obstruct intersection visibility, as contained in Ordinance No. 100 C.S., as amended, Hayward Traffic Code, Sections 9.01 through 9.05, relating to Obstructions to Visibility at Intersections Prohibited, as the same are now in effect or which may hereafter be amended or replaced.

j. **Food Vendor Permit.**

(1) **Permit Required.**

- (a) No vending of food or food products shall be permitted unless a food vendor's permit has first been obtained.
- (b) A separate food vendor's permit shall be obtained for each approved location.

(2) **Definitions.**

This section shall apply to any mobile unit (as defined below) designed or used for the vending of food or food products from a fixed or stationary location. This Section shall not apply to catering truck operation or similar uses as defined in the General Regulations Section.

- (a) **Approved Location** - A site approved by the Planning Director from which a vendor operating from a mobile unit may sell his or her products.
- (b) **Mobile Unit** - Any trailer, cart, wagon, conveyance or structure not permanently fixed to a permanent foundation and which may be moved under its own power, pushed or pulled by hand, towed by a motor vehicle or carried upon or in a motor vehicle or trailer.
- (c) **Vending** - The business of selling or causing to be sold for cash or consideration of any of the following items: food or food products whether hot, cold, freshly prepared, or packaged, such as hot dogs, sandwiches, and burritos, to be consumed for a meal or snack. This definition includes an offer for sale. All items sold shall be capable of being consumed on site without preparation or cooking other than done by the vendor.
- (d) **Vending Equipment** - Tools, umbrellas, and chair for vendor only. No accessory equipment for dining at the site is permitted. Food or food products, etc., related to vending and approved by the Planning Director.
- (e) **Vendor** - A person who is in the business of vending or his or her employee(s).

(3) **Application.**

- (a) An application for food vendor's permit to vend food products shall be submitted to the Planning Director on a form provided for such purpose, accompanied by payment of the fee set by Resolution of the City Council.

- (b) The application shall include the signature of the owner of the property upon which the applicant proposes to locate his or her mobile unit indicating the property owner's permission to use the site for the purpose set forth in the application.
- (c) In addition to the completed application, the following information shall be submitted on a form acceptable to the Planning Director:
  - (i) Proposed location of a mobile unit plotted on a map drawn to a scale of 1 inch equals 20 feet or larger, which indicates the distance to adjacent landscaping, parking stalls, buildings driveways, signs, fences, utility poles, transformers, hydrants, etc., located within 50 feet of the location of the proposed mobile unit.
  - (ii) Plans for provisions to collect and store litter and dispose of it.
  - (iii) Scaled drawing indicating the size of the mobile unit and vending equipment the applicant proposes to use. (See paragraph (i) for scale.)
  - (iv) Location where vendor intends to park personal motor vehicle, location of customer parking spaces, and location where vendor intends to store overnight mobile unit.
  - (v) Description of the nature of the business and the goods to be sold.
  - (vi) Any other information deemed necessary by the Planning Director to adequately review the application, for example, photograph or rendering of mobile unit.

(4) Standards.

All applications for food vendor's permit shall comply with the following standards:

- (a) Only one mobile unit shall be located at each approved location.
- (b) A food vendor's permit shall only be issued for sites that are located in industrially zoned districts. Permits for vendors in commercially zoned districts, who are operating at the date of adoption of this regulation, may be renewed pursuant to the provisions of this section.
- (c) Approved locations for food vending shall not be located within 300 yards of any school, nor within 300 yards from another mobile unit located on the same public or private street or driveway.
- (d) A mobile unit shall not exceed the following dimensions: Six feet high, 6 feet wide, 8 feet long (ventilating duct may be 10 feet high). In addition, the Planning Director at his/her discretion may approve use of a separate detached umbrella and a (3 ft. x 3 ft. x 3 ft.) table or box and a chair for vendor's use only which do not create a safety hazard or are not aesthetically detrimental or incompatible with surrounding uses.
- (e) All mobile units shall be set back from the public street right-of-way or a private street or driveway. A food vendor shall not locate a mobile unit or vending equipment or merchandise offered for sale in such way as to block or impede or any way hamper pedestrian or vehicular movement or to cause a hazard to any pedestrian or vehicle.
- (f) Mobile units and vending equipment shall be self-supporting and shall not be attached temporarily or permanently to trees, hydrants, utility poles or transformers, or other vertical structures or benches.

- (g) All mobile units with ventilating equipment shall be located 10 feet away from all buildings unless otherwise approved by the Planning Director.
  - (h) A food vendor shall not sell any food or food products between the hours of 7:00 p.m. and 7:00 a.m. if the approved location is zoned for commercial purposes unless otherwise authorized by the Planning Director.
  - (i) No food vendor shall use, play or employ any sound, outcry, amplifier, loudspeaker, radio or any other instrument or device for the production of sound where said sound exceeds the background noise levels for adjacent uses.
  - (j) A food vendor shall not store overnight any vending equipment or food products other than in a commissary approved by the Alameda County Department of Environmental Health Services.
  - (k) A food vendor shall not display any signs or similar devices unless approved by the Planning Director. Signs painted on a mobile unit shall be approved by the Planning Director, and any other sign or device(s), for example, flag, pennant, balloon, may be approved at the discretion of the Planning Director if he/she finds that such sign or device does not create a safety hazard or is not aesthetically detrimental or incompatible with surrounding uses.
  - (l) Any exterior lighting shall be approved by the Planning Director and shall not create a safety hazard and shall be shielded or deflected away from adjacent properties.
  - (m) A food vendor shall maintain his or her approved location in a clean and hazard-free condition. The vendor shall provide at least one 30-gallon garbage container with a swing top nearby the mobile unit for public use and shall pick up all litter generated from his or her operation within a radius of 100 feet of the approved location. A vendor shall empty the garbage container(s) daily, or more often if necessary; disposal of garbage or trash into public trash containers is prohibited.
  - (n) The food vendor at all times shall be in compliance with all regulations of the Health Officer of Alameda County regarding operation of this use.
  - (o) Location of a mobile unit and vending equipment shall not reduce the number of parking spaces below which are required for the permitted primary or conditional use.
- (5) Permit Issuance.
- (a) A food vendor's permit shall be issued if the applicant satisfies the above standards and the Planning Director finds, based upon the written responses to Community Planning and Economic Development referrals that are made by the Chief of Police, Health Officer of Alameda County, Public Works Director, the Finance Director, or their designees, that said application complies with all pertinent regulations administered by these officials.
  - (b) A food vendor's permit is not transferable and shall be valid for one year from the date of issuance. The Planning Director shall renew said permit for additional periods of one year upon payment of 50 percent of the fee for a new permit if the Planning Director determines that the applicant is then in compliance with all conditions of his or her permit. Applications for renewal must be submitted 30 days

prior to expiration of the current permit to qualify for renewal under the provisions of this Section.

(6) **Permit Revocation.**

- (a) A food vendor's permit shall be subject to revocation if the conditions of the permit or the regulations set forth or incorporated herein are violated.
- (b) Before taking any action to revoke a permit, the Planning Director shall give notice to the permittee in writing of the proposed revocation, the reasons therefore, and the time and place the permittee will be given an opportunity to show cause to the Planning Director why the permit should not be revoked. The written notice may be served personally upon the permittee or mailed to the permittee at the address shown on the application at least 10 days prior to the date of the hearing. Upon conclusion of the hearing, the Planning Director may revoke the permit upon finding non-compliance with the conditions of the permit or the regulations herein.
- (c) The Planning Director's decision revoking a permit may be appealed in writing to the Planning Commission stating the reasons why the Planning Director's decision was incorrect. The Planning Commission shall schedule a hearing within 30 days of said appeal, and its decision shall be final. Said appeals shall be filed in the Planning Division.

k. **Grading.**

All grading activity shall follow the grading and terrain design standards of the City of Hayward Subdivision Ordinance, and Design Guidelines.

l. **Landscaping.**

(1) **Landscape Areas.**

- (a) Required front, side, side street, and rear yard areas shall be landscaped except for permitted driveways, and walkways. All other areas not utilized for structures or paving shall be landscaped unless otherwise authorized by the Planning Director or other approving authority because of site constraints, existing or adjacent site conditions, or phased development.
- (b) Parking is prohibited within required front and side street yards. Where no front or side street yards are required:
  - (i) A landscape strip at least 10 feet wide, unless a wider strip is otherwise required by the approving authority, shall be installed between parking areas and all existing or future street rights-of-way; and
  - (ii) The area between all buildings and existing or future street rights-of-way shall be landscaped unless waived by the approving authority.
- (c) Required landscaped areas shall be planted with water-conserving trees, shrubs, turf grass, ground cover, or a combination thereof. The sole use of bark, decorative paving, or decorative rock shall not be allowed in required landscape areas.
- (d) Where any landscaped area adjoins driveways or parking areas, Class B Portland Cement concrete curbs shall be constructed to a height of 6 inches above the finished pavement.

(2) Buffer Trees/Landscaping.

- (a) A minimum of one 15-gallon buffer tree shall be planted for every 20 lineal feet of property line where a required side or rear yard abuts an A, C, MH, OS, R or residential PD District.
- (b) Masonry walls, solid building walls, trash enclosures, and/or fences facing a street or driveway shall be buffered with continuous shrubs or vines.

(3) Parking Lot Trees/Planters.

- (a) Parking areas shall include a minimum of one 15-gallon parking lot tree for every 6 parking stalls, unless an alternative tree planting is approved by the City Landscape Architect.
- (b) Parking lot trees shall be planted in tree wells or landscape medians located within the parking area, unless an alternative location is approved by the Planning Director. Required street and buffer trees shall not qualify as parking lot trees.
- (c) The minimum dimension of any tree well or landscape median shall be 5 feet, measured from back of curb.
- (d) The end of parking rows shall be capped with landscape medians, except where space is restricted because of existing site conditions.
- (e) Parking and loading areas shall be buffered from the street with shrubs, walls, or earth berms, as determined by the Planning Director. Where shrubs are used for buffering, the type and spacing of shrubs shall create a continuous 30-inch-high screen within 2 years.

(4) Street Trees.

Street trees shall be planted along all street frontages at a minimum of one 24-inch box tree per 20 to 40 lineal feet of frontage or fraction thereof, except where space is restricted due to existing structures or site conditions.

(5) Landscaping near BART.

- (a) Parcels abutting, or within 500 feet and in direct view from the BART right-of-way shall include a minimum 10-foot-wide landscape strip along the property line(s) abutting or in view from the BART right-of-way.
- (b) A minimum of one 15-gallon buffer tree shall be planted for every 20 lineal feet of property line. The approving authority may waive the requirement if it would not accomplish the intent of City policies as they relate to landscaping due to existing structures or other obstructions to viewing landscaping.

(6) Irrigation.

Within all required landscaped areas, an automatic water efficient irrigation system shall be installed upon initial construction of any building or substantial alteration to any building or site.

(7) Tree Preservation.

- (a) Trees shall be preserved in accordance with the Tree Preservation Ordinance with measures included for tree protection during the construction period

- (b) A tree removal permit is required prior to removing any tree 30 inches or larger in trunk circumference (or approximately 10 inches or larger in trunk diameter), measured 2 feet above the ground.

(8) **Maintenance.**

- (a) After initial installation, all plantings shall be maintained in a reasonably weed-free and litter-free condition, including replacement where necessary as determined by the Planning Director.
- (b) Required street, parking lot, and buffer trees shall not be severely pruned, topped, or pollarded (cut back to the trunk).

m. **Lighting, Exterior.**

Exterior lighting and parking lot lighting shall be provided in accordance with the Security Standards Ordinance (No. 90-26 C.S.) and be designed by a qualified lighting designer and erected and maintained so that light is confined to the property and will not cast direct light or glare upon adjacent properties or public rights-of-way. Such lighting shall also be designed such that it is in keeping with the design of the development.

n. **Outdoor Storage.**

All uses shall be conducted wholly within enclosed buildings. Minor open storage is a secondary use and is permitted, provided the materials, products, or equipment stored are necessary to the operation of a use being conducted on the site. Storage shall not be placed within required yard or parking areas, and the storage shall be compatible with adjoining uses, as determined by the Planning Director (for example, adequately screened, set back or not too high, and not visually unpleasant as with outside storage of appliances in conjunction with appliance sales/service).

o. **Parking, Driveways and Paving.**

Parking, driveways and paving for industrial and commercial uses shall be provided in accordance with the City of Hayward Off-Street Parking Regulations, Standard Details, and the following criteria:

(1) **Parking Spaces Required.**

- (a) The number of parking stalls required shall be:
  - (i) 1.0 space for each 500 square feet of gross floor area, or
  - (ii) If a building or structure has leasable bays of 2,500 square feet or greater, the minimum off-street parking required is 1.0 space for each 1,000 square feet of gross floor area, or
  - (iii) If a building or structure has leasable bays of 10,000 square feet or greater, the minimum off-street parking required is 1.0 space for each 1,500 square feet of gross floor area, or
  - (iv) If a building or structure has leasable bays of 20,000 square feet or greater, the off-street parking required is 1.0 space for each 2,000 square feet of gross floor area.
- (b) Additional parking spaces for those areas for offices or other uses shall be required pursuant to Section 10-2.204, Mixed Uses. The amount of additional parking

spaces required shall be pursuant to the appropriate “use” table. If an industrial use has an office area greater than 10 percent of the gross floor area of the industrial use, then the office area shall provide 1.0 parking space for each 250 square feet of gross office floor area.

- (c) For hotel and motel development within the Industrial District, at least 15 percent of the required parking shall accommodate tractor/trailer combinations.

(2) Parking Space Dimensions.

- (a) Standard car parking spaces shall be a minimum of 9 feet wide by 19 feet long.
- (b) Compact car parking spaces shall be a minimum of 9 feet wide by 15 feet long.
- (c) Covered or uncovered parking spaces located adjacent to walls or support columns shall be increased in width by at least one foot on the effected side(s), to accommodate door swing.
- (d) Covered parking spaces shall provide a minimum unobstructed vertical clearance of 7 feet. Parking space areas shall be unobstructed by stairs, cabinets, utilities, etc.

(3) Parking Space Locations.

Parking spaces shall not be located within any required front, side, side street, or rear yard setback areas.

(4) Driveways and Paving.

- (a) The minimum driveway width shall be 20 feet for a two-way driveway and 12 feet for a one-way driveway.
- (b) In no case should a driveway exceed one-third of the width of the property frontage width or 35 feet, unless otherwise approved by the Planning Director.
- (c) Parking and driveway surfaces shall be paved with an all-weather dustless material(s), such as concrete or asphaltic surface, as approved by the Planning Director.

(5) Driveway Aisle Dimensions.

The minimum parking lot driveway aisle width shall be 26 feet for a two-way standard car aisle and 20 feet for a compact aisle.

(6) Driveway Turn-around Requirement.

All industrial and commercial property shall provide a sufficient paved driveway turnaround to allow vehicles to exit property in a forward direction.

(7) Driveway Security Gates.

Refer to Chapter 10, Article 14 of the Hayward Municipal Code.

(8) Emergency Vehicle Turn-Around Requirement.

Where the farthest point of a structure(s) is located 150 feet or more from the point of street access, a turn-around area shall be provided which will accommodate the turning around of fire protection vehicles, unless otherwise approved by the Fire Prevention Bureau. (For further details or alternative design considerations, contact the Fire Prevention Bureau.)



(9) Private Street Criteria.

Refer to the Standard Details and Section 10-1.2735i. for design criteria and standards.

p. Retaining Walls.

Retaining walls which are not a part of walls of buildings shall be reviewed and approved by Planning Director.

q. Roof-Mounted Equipment.

Roof-mounted equipment, antennas, satellite dishes, support structures and similar devices shall be screened from public view, preferably by the roof form, as required by the Planning Director or other approval authority.

r. Signs.

Signs shall be of a design in harmony with the environment, shall not constitute excessive visual impact, shall not be hazardous to vehicular traffic, and shall be of a quality conducive to the development of commerce. (Refer to the City of Hayward Sign Ordinance for specific regulations)

s. Surfacing.

All open areas not landscaped shall be treated or paved with an all-weather, dustless material, such as an asphaltic surface, as approved by the Planning Director. Surfacing shall be permanently maintained, including replacement where necessary.

t. Trash and Recycling Facilities.

- (1) Trash and recycling facilities shall be adequately screened from view, utilizing a decorative wood or masonry wall or combination thereof (unless waived by the Planning Director or other approving authority) compatible with the design of the primary building on the site.
- (2) Shall be located no further than 100 feet from the use it is designed to serve, unless the site topography is such that adhering to this standard would interfere with the collection of trash.

u. Truck Loading Facilities.

- (1) Truck loading spaces and the access and maneuvering areas serving loading spaces shall be located on the same parcel as the activity served and must be exclusive of the area used for required parking spaces. Truck turning templates should be used for design.
- (2) Truck loading/unloading shall not take place on public streets and shall not interfere with on-street traffic, parking or sidewalks.
- (3) Loading areas should not dominate the street frontage, and should not directly face a major street unless no practical alternative exists.

- (4) Where loading docks or doors are located directly off abutting street(s), the following policy shall be used for truck maneuvering:
  - (a) If the abutting street is a major street where the curb-to-curb width is 72 feet or more, the loading facility/dock/door, etc., shall be located so that a truck cannot use the street as a means to maneuver in a backwards motion towards the unloading point. This will require an unobstructed on-site minimum depth of 95 - 115 feet in front of the loading area. Driveways shall not be placed to line up with the loading docks.
  - (b) On industrial service roads (streets 40-48 feet curb-to-curb), truck maneuvering can take place within the street area, and the driveway may be lined up with the loading dock. When a truck is parked at the loading point, it shall not project into the public right-of-way. A minimum of 65 feet shall be unobstructed and provided in front of the loading area.

v. **Yard Exceptions.**

Spur tracks, open bays for truck loading, and off-street parking spaces may be placed within rear or side yards, except when abutting any A, MH, O, R or residential PD District.

w. **Window Coverage.**

Transparent windows and doors of buildings occupied by businesses engaging in retail sales, all or a portion of which are within 5 vertical feet of the floor and which are visible from public rights-of-way or pedestrian walkways or are otherwise visible by the general public from the exterior, shall remain free of coverings and materials that prevent views into or out of the stores. Retail goods intended for sale, or goods being stored, or other coverings or materials shall be located no closer than 5 feet from a transparent window or door, unless they are located beneath or above a window and are not visible from public right-of-way or pedestrian walkways or are otherwise visible by the general public. This section shall not apply to signs or retail goods that are presented within or adjacent to a window and that are a part of a decorative window display, as determined by the Planning Director.